



CITY OF MORGAN HILL

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PLANNING COMMISSION MINUTES

REGULAR MEETING

FEBRUARY 22, 2000

PRESENT: Kennett, Lyle, McMahon, Mueller, Pinion, Sullivan

ABSENT: Ridner

LATE: None

STAFF: Planning Manager (PM) Rowe, Interim City Attorney (ICA) Leichter, Senior Planner (SP) Banks, Associate Engineer (AE) Creer, and Administrative Secretary Smith

REGULAR MEETING

Chairman Pinion called the regular meeting to order at 7:03 p.m.

PUBLIC COMMENTS

Chairman Pinion opened the meeting to public comments.

There being none, the public comments were closed.

DECLARATION - POSTING OF AGENDA

Administrative Secretary Smith certified that this meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

MINUTES:

FEBRUARY 8, ON A MOTION BY COMMISSIONERS KENNETT/MUELLER, THE 2,000 MINUTES OF THE FEBRUARY 8, 2000 MEETING WERE APPROVED BY A 6-0 VOTE, WITH RIDNER ABSENT, WITH THE FOLLOWING AMENDMENT:

1) Page 7, paragraph 4, sentence 4 amended to read: ".....**PROBLEM IS ASPIRATED RESOLVED BY WHEN** ANYTHING THAT IS ALLOWED....."

OLD BUSINESS:

**1) APPROVAL OF
FINAL RDCS
SCORES AND
AWARD OF
BUILDING
ALLOCATIONS
FOR FY 2001-02
OPEN MARKET
COMPETITION**

PM Rowe presented the staff report. He then recommended that the Commission approve the final amended scores for the Measure P applications by minute action, and adopt Resolution No. 00-03 to confirm the final award and distribution of the allotments. He also reviewed other allocation options available to the Commission. PM Rowe and AIC Leichter addressed questions from the Commission.

Chairman Pinion opened the public hearing.

Rocke Garcia, 100 E. Third St., pointed out that his project was the highest scoring project on the west side, and requested that the Commission consider one of two of the following scenarios for allocations to his project, which he felt would be fair and in line with past practices: 1) 7 units awarded in the first year and 12 units in the second year; or 2) 7 units awarded in the first year and 25 units in the second year. Mr. Garcia added that if his project is only awarded a total of 7 allocations for this competition, that it would mean that his project would only be able to build 5 units in a new cul de sac designed for 13 units and 2 units in the proposed commons area.

Scott Schilling, 16060 Caputo Drive, Suite 160, requested the Commission to consider awarding additional allocations for his Central Park project. He stated that the additional allocations would assist him in finishing his project during the next one to two years versus the next three years.

Dick Oliver, 275 Saratoga Avenue, Suite 105, Santa Clara, addressed the Commission, requesting allocations for his Coyote Estates project for the first or the second year. He noted that most of his infrastructure is done, and that he would be satisfied with any number of allocations that the Commission would consider awarding to his project.

Carolyn Hipp, Warmington Homes representative, addressed the Commission and requested that they not dip into the next year's allocations, as it would

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Tom Merschel, Tovare project applicant, addressed the Commission and requested that they consider allocating his project an additional 10 units in the FY 2002-03 competition.

Chairman Pinion closed the public hearing.

PM Rowe requested the Commission to provide Staff with direction of how they would like the allocations to be distributed, and continue the item to the March 14 meeting date so that the item can be renoticed for public hearing if necessary.

Commission discussion ensued. Commissioner Lyle suggested that the Commission proceed by first deciding if they were in agreement with Staff's revised scoring, and then review the actual allocations. He reiterated the situation of the micro projects and stated that he would like to dip into the micros and divert some of the new micros to existing projects in an effort to get some of the projects further along towards completion.

Commissioner Mueller expressed concern that there are three ongoing projects that will not receive enough allocations under Staff's recommendation. He also stated that he was not in favor of not having a competition next year, and that he thought that the Garcia

project should receive second year allocations, and that the Schilling & Oliver projects should also receive allocations as ongoing projects this year.

IT WAS THE CONSENSUS OF THE MAJORITY OF THE COMMISSION TO TAKE 8 ALLOCATIONS FROM FY 2001 & 2002 MICRO SET-ASIDE AND TO DISTRIBUTE THE ALLOCATIONS FOR FY 2001-2002 AS FOLLOWS: ON THE EAST SIDE - 19 UNITS TO MP-99-16: HILL-TOVARE; 5 UNITS TO MP-99-22: COCHRANE-COYOTE ESTATES; AND 7 UNITS TO MP-99-26: MALAGUERRA-ANSUINI, FOR A TOTAL OF 31 UNITS. ON THE WEST SIDE - 7 UNITS TO MP-99-12: HALE-GARCIA; 15 UNITS TO MP-99-24: LLAGAS-DELCO; AND 7 UNITS TO HALE-SHENG, FOR A TOTAL OF 29 UNITS, AND A GRAND TOTAL OF 60 UNITS BEING ALLOCATED FOR FY 2001-2002.

Commissioners Kennett, Lyle, McMahon and Pinion were in favor, and Commissioners Mueller and Sullivan were against distributing 15 units instead of 12 units to the MP-99-12: Hale-Garcia project for FY 2002-2003. **THEREFORE, IT WAS THE CONSENSUS OF THE MAJORITY OF THE COMMISSION TO ALLOCATE 15 UNITS TO APPLICATION MP-99-12: HALE-GARCIA, AND 12 UNITS REMAIN ALLOCATED TO MP-99-24: LLAGAS-DELCO PROJECT DURING FY 2002-03.**

COMMISSIONERS MUELLER/LYLE MOTIONED TO CONTINUE THE ITEM TO THE MARCH 14 MEETING DATE. THE MOTION PASSED UNANIMOUSLY.

IT WAS REQUESTED THAT THE APPOINTMENT OF THE SUBCOMMITTEE PORTION OF ITEM 3 BE HEARD NEXT ON THE AGENDA. THE SECOND PORTION OF ITEM 3 REGARDING THE DIRECTION TO STAFF AND THE CRITERIA CHANGES THAT SHOULD BE CONSIDERED BY THE SUBCOMMITTEE WILL BE DISCUSSED AFTER ITEM 2 ON THE AGENDA.

OTHER BUSINESS:

3) APPOINTMENT OF SUBCOMMITTEE TO REVIEW RDCS PM Rowe presented the staff report and reviewed the previous procedures in the selection of the subcommittee. He recommended that the procedures remain as they have been in the past years.

STANDARDS AND CRITERIA The following developers and project representatives volunteered to serve on the subcommittee: Wayne O'Connell, Dick Oliver, Rocke Garcia, Carolyn Hipp and Scott Schilling.

IT WAS THE CONSENSUS OF THE COMMISSION THAT THE SUBCOMMITTEE CONSIST OF THREE PLANNING COMMISSIONERS, TWO DEVELOPERS, ONE ALTERNATE DEVELOPER, AND A SCHOOL DISTRICT REPRESENTATIVE THAT WILL ATTEND ONE MEETING.

COMMISSIONERS LYLE, MUELLER AND KENNETT VOLUNTEERED TO SERVE ON THE SUBCOMMITTEE. THE COMMISSION SELECTED

CAROLYN HIPPI, DICK OLIVER AND ROCKE GARICA BY BALLOT VOTE TO REPRESENT THE DEVELOPMENT COMMUNITY ON THE SUBCOMMITTEE.

NEW BUSINESS:

- 2) GPA-98-03/
ZA-99-12/SD-99-12:
COCHRANE-
VENTURE
CORPORATION**
- The applicant is requesting the following approvals amending the development plan for Morgan Hill Ranch: (1) A General Plan Amendment to redesignate approximately 7 acres from Industrial to Multi-Family Medium Residential (14-21 units per acre) and redesignate 7.9 acres from Industrial to Public Facilities (permanent detention pond);
- (2) Amend the Planned Unit Development (PUD) for the project to redesignate approximately 7 acres from Non-Manufacturing Business to Multi-Family Residential, redesignate 7.9 acre from Non-Manufacturing Business to Public Facilities (permanent detention pond), redesignate 8.5 acres from Non-Manufacturing Business to Research and Development (temporary detention pond for future R&D use), modify the allowable uses in the General Commercial area to allow limited research and development uses, modify the Non-Manufacturing Business designation to allow Assisted Living as an allowable use, modify the approved circulation plan for the western portion of the project site; and allow lots of 2/3 acres at the southern end of the site (Digital Drive); and (3) A tentative parcel map to subdivide the project site.

SP Banks presented the staff report. Staff recommended that the 16-acre area adjacent to the EAH apartments be redesignated to Multi-Family, and requested that the following condition #9 be added to page 31 under Section W, Other Conditions: "Should the areas identified as parcel 42 and 43 on the tentative map be subdivided in the future, the minimum lot size shall be 5 acres. Prior to approval of the final map, the tentative map shall be modified as follows: 1) Parcels 38 (1.5 acres) and 39 (1.8 acres) be combined into one 3.3-acre lot, and that parcels 40 (1.7 acres) and 41 (1.3 acres) be combined into a single 3-acre lot; and 2) The lot configuration of parcels 10, 14, 15, 18, 19 and 42 be reconfigured to create more regularly shaped parcels." SP Banks pointed out that this condition contained the recommended changes to the map that were discussed in the staff report, but were inadvertently not included in the conditions of approval to the tentative map. He also noted a correction to the mitigation measures under the standard conditions, page 24, sentence 5 to read: "....0.5 acre of ~~preserved~~ **potential** habitat to 1 acre of **potential** ~~preserved~~ habitat."

SP Banks presented Staff's request for the Commission to approve the Mitigated Negative Declaration; forward a recommendation to the City Council for approval of the general plan amendment and zone change for the PUD; and approve the tentative map subject to the City Council's approval of the general plan amendment and zoning amendment and subject to Staff's recommended modifications. SP Banks advised the Commission that John Wagstaff of Wagstaff and Associates, the lead consultants for the environmental document, and Dan Takacs with Higgins and Associates, who prepared the traffic study, were present to address any questions they may have. SP Banks then responded to questions and concerns of the Commission. Commissioner Lyle stated that he was surprised to see Staff recommending the modification of Non-Manufacturing Business

designation for Assisted Living to be an allowable use when there has been a lot of concern expressed by the General Plan Task Force Committee for the need of industrial land. SP Banks stated that given the closure of St. Louise Hospital, that there has been a lot less interest in the Assisted Living use, and that the proposal came before the hospital closure. He continued by stating that essentially with the changes to the PUD that are proposed, the only area where non-manufacturing business would remain would be in the area adjacent to the EAH housing, which is not an area that is designated as industrial, thus not utilizing any industrial area.

Commissioner Mueller expressed concern that the initial study being requested to be prepared does not support the resolution, and that it addresses two different projects. He stated that the initial study addresses about 7 acres that impact on the school, but 16 acres of multi-family housing is proposed. SP Banks stated that the impacts would be no greater and mitigation would be exactly the same, which would be the payment of the impact fees. SP Banks also responded to Chairman Pinion's question regarding the motivation for additional housing adjacent to the EAH apartments, stating Staff's concern for what would be an appropriate use around the EAH housing area. He pointed out that when the EAH project was originally approved, it was not discussed as a stand-alone housing project, but in the context of a larger residential area being developed in the western portion of the Business Park.

Commissioner Lyle requested the traffic consultant, Dan Takacs, to address his concern with respect to whether or not the total traffic generation trips will actually go up or down when the temporary 8.5-acre portion of the detention pond ultimately goes to R&D use. He said that by his calculations, the R&D use would then add 8500 additional trips. Mr. Takacs stated that he would review this issue and get back to the Commission with a response. Commissioner Mueller stated that his concern was that some of the mitigations are being timed late, as the numbers do not support the widening of Hwy 101, and that he did not feel that Cisco seemed to have been taken well into account. Mr. Takacs responded that the Cisco trip generations are included in the background study of the report as it relates to the residential trip generation in Morgan Hill. Commissioner Mueller suggested that a caveat be added regarding the timing of some of the mitigations, either in the Mitigated Negative Declaration or as defined by a traffic study that is prepared subsequent to the use of the project. Commissioner Sullivan noted concern with the applicant's revised circulation plan request having access to Monterey Road from Jarvis Drive.

Commissioner Mueller stated that he found no comments in the initial study evidencing that the current manpower authorized by the City for the Fire Department will in fact support another 1.6 million sq. ft. of R&D use in terms of fire inspections. Mr. Wagstaff stated that the fire impact discussion in the study was prepared in consultation with the Fire Department, and that they did not identify ongoing annual inspections as an impact. Commissioner Mueller suggested that Mr. Wagstaff speak further with the Fire Department regarding the inspections that are required. Commissioner Mueller continued by stating that he did not see anything to identify alternate ways of doing trip reduction, nor the potential to use shuttle buses to CalTran once the reverse commute trains are in place. Mr. Wagstaff stated that they could add the use of shuttle buses as a consideration. Commissioner Mueller felt that it should be noted on page 39 of the study that the El Toro

Elementary School is probably more downwind of the project than the Central High School. Commissioner Mueller further stated that on page 11 of the study that the buildout figure is misrepresented. He added that starting with this year under Measure P that the estimated number of multi-family buildout units would be more like 50 per year, versus the 200 to 250 units indicated in the study. Mr. Wagstaff stated he would make the noted corrections.

Chairman Pinion opened the meeting to public comments.

Robert Eves of Venture Corporation and owner and developer of the Morgan Hill Ranch discussed and requested the following considerations from the Commission: 1) Decline the housing proposal by Staff, indicating that he disagreed that additional residential use should be placed at the entry way of Morgan Hill; 2) Approve the request for the designation of the land from Marie Callender's to Monterey to be used for R&D companies as a permitted use, adding that they do not want to eliminate the current permitted uses, but just add R&D business use, and that those R&D business types located near the EAH apartments would be restricted and controlled for noise, odors and the use of hazardous materials; 3) He stated that they did not think that the grocery store makes good sense, but offered a compromise that if they are allowed to convert the land near Marie Callender's to R&D use, which consists of an approximate 9.6-acre parcel and the adjacent 13-acre parcel, that they will agree to reserve 5 acres of land for a grocery store and that the land would be somewhere with direct access to either Butterfield or Cochrane; and 4) Oppose the recommendation of 5-acre lot minimums, and that the certain other lots be merged into one. He also offered to compromise by agreeing to build all lots adjacent to an existing development. He stated that they would be preserving their largest piece of property until the end of their development.

Gaye Quinn, Venture Corp., addressed the Assisted Living Allowable Use issue, stating that they would like to have it as an allowable use, but would understand it if the Commission would prefer not to approve that particular use. She also requested consideration of the Commission for more flexibility to the changes to the language of the PUD guidelines which established a 30 ft. setback on Butterfield. Ms. Quinn then addressed Staff's recommendation regarding the irregularly shaped lots, and presented visual examples of how the buildings could be designed on those parcels. She also displayed and reviewed an 80 ft. setback proposal from the buildings to the railroad tracks, which she felt would be feasible with a drive aisle behind the buildings, versus the 100 ft. setback requirement recommended in the noise mitigations. Lastly, Ms. Quinn presented preliminary drawings of the buildings for the high-tech startup companies proposed on Digital Drive, and addressed questions from the Commission.

AE Creer also addressed questions from the Commission regarding the proposed circulation of the Business Ranch. He stated that further review would be required in order to determine the fire response times.

Commissioner Lyle pointed out that Mr. Eves' rule of only developing a business adjacent to an existing development would not work. He pointed out that under those circumstances, Mr. Eves would not be able to develop Digital Drive initially, and that their initial development would have to be adjacent to Marie Callender's. Commissioner Lyle

added that Mr. Eves was not allowing himself any flexibility under that rule. Mr. Eves agreed that Commissioner Lyle was correct and that they would have to start with one business on Digital Drive in order to accomplish his rule. He stressed that their plan and goal is to always make sure that there is room to bring in a big company. Chairman Pinion suggested leaving the large lots the way they are until they are utilized by the smaller lots, and they are faced with the situation that they have not found a buyer for the larger lots, but have filled up all the other lots.

Chairman Pinion closed the public hearing.

The Commission entered into discussion. **IT WAS THE CONSENSUS OF THE COMMISSION NOT TO ADD ANY MORE RESIDENTIAL USE AT THE CORNER OF MONTEREY AND COCHRANE, ESPECIALLY WITH THE LOCATION BEING A MAJOR GATEWAY TO THE CITY OF MORGAN HILL, AND THE DESIRE TO KEEP THE LAND AS A BUSINESS PARK, AS IT IS A SCARCE RESOURCE.** Commissioner Lyle added that there has to be some additional sensitivity in place for the type of uses that go in the area near the EAH apartments, and suggested that conditions should be drafted to reflect such.

The Commission then discussed whether or not to allow R&D use around the area near Marie Callender's Restaurant. Commissioner Lyle indicated that the applicant proposed preserving 5 acres and questioned Staff if 5 acres would be sufficient. SP Banks stated that with the general plan, they were considering an area of approximately 10 to 15 acres, which would accommodate the grocery store plus some of the ancillary uses that goes with it. He said that he was not prepared to give an answer at that time whether 5 acres would be sufficient or not, but added that he felt that 5 acres would only accommodate a stand-alone grocery store. Commissioner Mueller said that he felt a little uncomfortable talking about that size grocery store project, and that he felt that it should be discussed when the general plan update comes before them. He further expressed some concern with the timing of the land going to R&D, but stated that he felt that the Commission should grant the applicant's request, with a caveat that some sites be held back for the availability of significant non-manufacturing businesses.

As a member of the General Plan Task Force Committee, Commissioner McMahon provided background information regarding the grocery store issue. She stated that a study had been done based on the population of the City and the number of grocery stores needed in the next 10 years, which resulted in a proposal that the City might need one more grocery store. The idea of designating a site in this particular area near or at Cochrane Road in this Business Park is an alternative to the Cochrane & Hwy 101 northeast quadrant site, based on some planning ideas presented by Staff, and not a demand for another grocery store or proposals by potential grocery store chains for sites that are more desirable in Morgan Hill. She indicated that one of the most desirable locations would be at the corner of Tennant Avenue and Hwy 101; however, the concern with that location was that one of the other large grocery stores might consider that location more desirable and move from one of the other shopping centers and create a large vacancy problem. The Task Force Committee then compromised and decided, which she did not agree with, that if a site is designated large enough at the north end of

town near Cochrane that it would be a benefit. The problem with that particular area is that there will be no interest to putting in a grocery store there for 20 or 30 years. Commissioner McMahon continued by stating that she is not interested in putting a grocery store there, nor was she in favor of the applicant setting aside 5 acres for a grocery store. She concluded by stating that she would like to see the developer use the property for the R&D proposed.

Commissioner Sullivan pointed out that the parcel designated in the general plan is just the 13 acres, not the adjacent 9.6 acre-parcel. She requested that the language "not a grocery store" be removed from the conditions. Chairman Pinion stated his preference was not to place any restrictions on the applicant, as he did not feel it a good location for a grocery store. He also said that he would like to see the Commission set a direction to keep the Business Park and enable the applicant to add R&D to those uses in the non-manufacturing areas, with the provision that specific constraints be included to ensure the least impact on the existing housing there. Chairman Pinion added that he would like to see the Cochrane frontage developed last and for non-manufacturing business use. Commissioner Lyle clarified that the northeast corner at Cochrane and Hwy 101 is the preferred location for a grocery store by the General Plan Task Force Committee. Commissioner Mueller stated he would like to see language added to read: "continue to try to get non-manufacturing business support activities on the site", and leave in the restriction "not a grocery store use".

IT WAS THE CONSENSUS OF THE COMMISSION TO: 1) ONLY ADD THE R&D ACCEPTABLE USE TO THE BACK HALF OF THE 9.6-ACRE PARCEL AND THE ADJACENT 13-ACRE PARCEL AND DEVELOP THE FRONTAGE OF THOSE PARCELS LAST; 2) ADD R&D TO THE ALLOWABLE USES IN THE NON-MANUFACTURING BUSINESS AREA, AND ADD EXTRA LANGUAGE WHICH WOULD INDICATE SPECIFIC USES THAT ARE COMPATIBLE WITH THE RESIDENTIAL USE OF THE 16 ACRES ADJACENT TO EAH; AND 3) REQUIRE LOTS 42 AND 43 TO BE A MINIMUM OF 5 ACRES, AND THAT THEY ARE ALLOWED TO BE BUILT ON AT ANY TIME.

Commissioners Lyle and Sullivan were in favor of removing the wording "not a grocery store" from the conditions. **IT WAS THE CONSENSUS OF THE MAJORITY OF THE COMMISSION NOT TO CHANGE THE LANGUAGE REGARDING THE GROCERY STORE.**

The Commission entered into discussion regarding the combining of parcels 38 and 39 into one 3.3-acre lot, and parcels 40 and 41 into one 3-acre lot as recommended by Staff.

Chairman Pinion reopened the public hearing.

Robert Eves addressed the Commission again to advise that they would agree with Staff's recommended condition to combine lots 38 and 39, and 40 and 41 into three 2-acre lots, and again requested to compromise with the contiguous growth offer in lieu of the Commission agreeing to the reduction of lots 42 and 43 from 5-acre parcels to 4-acre

parcels. SP Banks stated that Staff's intent for the 5-acre parcels was to save an area for larger users. Chairman Pinion and Commissioner Sullivan recommended that they maintain the 5-acre restriction on lots 42 and 43.

AFTER FURTHER DISCUSSION, IT WAS THE CONSENSUS OF THE MAJORITY OF THE COMMISSION TO: 1) RETAIN THE DECISION OF 5-ACRE MINIMUM PARCELS FOR LOTS 42 AND 43. CHAIRMAN PINION STATED THAT HE WOULD RELEASE MR. EVES FROM HIS OFFER OF CONTIGUOUS DEVELOPMENT IN LIEU OF THE 5-ACRE PARCEL MINIMUM CONDITION FOR LOTS 42 AND 43; 2) THAT LOTS 38, 39, 40 AND 41 BE COMBINED INTO THREE TWO-ACRE LOTS; 3) MAINTAIN THE 30 FT. SETBACK; 4) REDUCE THE SETBACK FROM THE RAILROAD TRACKS TO THE BACK OF THE BUILDINGS FROM 100 FT. TO 80 FT. AND QUALIFY IT BY SPECIFIC TYPES OF USES. SP BANKS STATED THAT HE WOULD VERIFY WITH THE NOISE CONSULTANT TO ENSURE THAT 80 FT. WOULD NOT BE AN ISSUE; 5) DELETE THE REQUEST TO MODIFY THE NON-MANUFACTURING BUSINESS DESIGNATION TO ALLOW ASSISTED LIVING AS AN ALLOWABLE USE, AS IT WAS FELT TO BE AN INCOMPATIBLE USE; AND 6) MAINTAIN THE DETENTION POND REQUEST WITH NO RESTRICTIONS.

Ms. Quinn offered to meet with Staff regarding the reconfiguration of the irregular shaped lots to see if they have any specific recommendations that might address some of the lot width issues, and attempt to develop more acceptable looking lots.

Commissioner Mueller stated that he was uncomfortable with the fact that the Commission was being requested to take action and make recommendations to the City Council when the review period of the Mitigated Negative Declaration has not ended, and with moving this item forward without the benefit of having the opportunity to review the numerous changes made prior to forwarding the recommendation to the City Council. SP Banks suggested that the Commission continue the item to their March 14 meeting date, which would afford the Commission the opportunity to review the recommended changes discussed prior to forwarding the requests to the City Council.

Commissioner Lyle stated that before the Commission approve the Mitigated Negative Declaration that he would like Mr. Takacs to review and respond to his concern with respect to whether or not the traffic volume has indeed gone up versus the proposal, and if that would change any of the traffic mitigation issues. Commissioner Sullivan stated that the basis of the Mitigated Negative Declaration was a different scenario now, so she did not see how they could approve it as presented. SP Banks stated that Mr. Takacs would evaluate any different impacts that may be associated with allowing R&D use in the area and modify the Mitigated Negative Declaration as required.

COMMISSIONERS MUELLER/SULLIVAN MOTIONED TO CONTINUE THIS ITEM TO THE MARCH 14TH MEETING DATE. THE MOTION CARRIED UNANIMOUSLY.

PART II OF ITEM 3 CONTINUED

3) APPOINTMENT OF SUBCOMMITTEE TO REVIEW RDCS STANDARDS AND CRITERIA Commissioner Mueller expressed concern with how the historical points are being determined, and suggested that there should be something more concrete to encourage the developers to contribute money or to dedicate land to develop something that would recognize the agricultural roots of Morgan Hill. Commissioner McMahon stated that Commissioner Mueller's suggestion is something that the General Plan Task Force is currently discussing, so it will probably be philosophically added as a goal to the General Plan. The Commissioners were requested to submit their issues and scoring criteria concerns to PM Rowe.

4) PLANNERS INSTITUTE The Commissioners were encouraged to coordinate their attendance of the sessions at the Planners Institute in order for them to cover as many of them as possible. They were also reminded not to discuss any future agenda items among each other.

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT There being no further business, Chairman Pinion adjourned the meeting at 11:55 p.m.

MINUTES RECORDED AND PREPARED BY:

FRANCES O. SMITH, Administrative Secretary

